

WELCOME TO

73 MANOR ROAD E

IN PRIME DAVISVILLE VILLAGE

A true community neighbourhood

Set along tree-lined streets and timeless architecture, Davisville Village offers an exceptional blend of urban sophistication and residential calm. Perfectly positioned in midtown Toronto, this coveted enclave is one of Toronto's most desirable communities for families and professionals alike.

This is the one you've been waiting for! This beautifully renovated detached 4-bedroom, 3-bathroom residence perfectly balances sophisticated design with comfortable family living. Every space reflects exceptional style, quality craftsmanship, and timeless appeal.

The main floor is designed for both everyday living, family connection and entertaining, featuring spacious principal rooms, a coveted family room with large glass doors that open to the private, tree-lined backyard. At the heart of the home is a stunning designer kitchen with a waterfall island, abundant storage, stained glass windows and gorgeous light oak flooring that flows throughout the space. Enjoy a cozy evening by the gas fireplace in cooler seasons or relaxing on the enclosed front porch or rear deck enjoying the evening breeze.

Upstairs, four bedrooms provide ample space, with the primary bedroom overlooking the treetops to the south through large windows and plenty of closet space with custom built-ins. Beautifully appointed bathrooms offer a refined, spa-like feel. Enjoy quality walnut flooring throughout the second floor.

The fully finished lower level, complete with a separate side entrance can be used as a multi-purpose space, whether as a media room, home office, fitness area, playroom, or guest space. Enjoy extra storage, built-in shelving and renovated bathroom.

At the rear, a sun-filled south-facing garden creates a rare urban retreat. Surrounded by mature trees and lush greenery, it offers a peaceful sense of privacy and escape rarely found in the city.

Ideally located in one of Midtown Toronto's most sought-after family neighbourhoods, this home is just minutes from the Davisville and Eglinton subway stations, excellent parks, cafés, boutique shopping, and popular restaurants. Situated within the highly regarded school catchment for Davisville Junior Public School, Hodgson Middle School, and North Toronto Collegiate Institute, this is a rare opportunity to enjoy exceptional family living in an outstanding location.

NEIGHBOURHOOD HIGHLIGHTS

A rare balance of vibrancy and tranquility

- Davisville Village is unmatched for midtown accessibility: quick walk to Davisville or Eglinton subways and around the corner to the new Crosstown Mount Pleasant Station.
- Near the scenic Beltline Trail or walk in the beautifully maintained Mt. Pleasant Cemetery (connecting to Evergreen Brickworks)
- Green space, playground, tennis and baseball at June Rowlands Park
- Enjoy the newly opened Racoon Park geared to children aged 5-12 years.
- Many boutique shops, cafés, and restaurants along Mount Pleasant & Yonge



- Many amenities within walking distance: Shoppers Drug Mart, Farm Boy, No Frills, LCBO, fruit & vegetable markets
- Strong sense of community with seasonal local events and farmers' markets
- Family-friendly streets with charming character homes
- Fitness studios, yoga, meditation, Pilates, and wellness clinics nearby

SCHOOLS

Families are drawn to the area for its outstanding school options:

Public Schools

- Davisville Junior Public School Jr PS (JK-Gr 5)
- Hodgson Senior Public School (Gr 6-8)
- North Toronto Collegiate Institute (Gr 9-12)

Private & Independent Schools

- Greenwood College School Gr.7-12 (Co-Ed)
- The York School JK-12 (Co-Ed)
- Upper Canada College SK-Gr.12 (Boys)
- Branksome Hall JK-Gr.12 (Girls)
- St. Clement's School Gr.1-12 (Girls)
- Havergal College JK-Gr.12 (Girls)
- Crescent School Gr.3-12 (Boys)
- Toronto French School PK-Gr.12 (Co-Ed)

Catholic Schools

- St. Monica Catholic School (JK-Gr 8)
- Marshall McLuhan Catholic Secondary School (Gr 9-12)

Early Learning & Childcare

Families with young children benefit from a strong selection of reputable daycare and nursery options within and around the neighbourhood:

- Alphabet Academy (18mths – 5 years)
- Monarch Manor (9mths – 4 years)
- Little Tots (6 weeks – 5 years)
- Manor Montessori School (Toddler to Elementary programs)
- Sunnybrook School (Preschool to Grade 6)
- Central Eglinton Children's Centre
- Davisville Care Program

An exceptional location for families seeking continuity from early childhood through secondary education.



WELCOME HOME

MAIN FLOOR

Beautifully designed main floor filled with natural light! Featuring a coveted family room with gas fireplace and large glass doors overlooking the private, tree-lined backyard. The stunning kitchen showcases a waterfall island, custom finishes, and light oak flooring throughout, creating the perfect space for everyday living and entertaining.

SECOND FLOOR

Primary Ensuite

- Built-in custom closets
- Wall sconces
- Sunny south facing treed view
- Large windows
- Hardwood floors

Second Bedroom

- Hardwood floors
- Closet
- Custom built-in's

Third Bedroom

- Hardwood floors
- Closet
- North facing

Fourth Bedroom

- Hardwood floors
- Closet
- North facing

Primary Bathroom: Designer finishes and lighting enhance this luxurious 3-piece bathroom.

Second Bathroom: Tastefully designed 4-piece bathroom.

2 Linen Closets

LOWER LEVEL (BASEMENT)

A finished basement with a separate side entrance, perfect for an office or extra family space.

- Side entrance
- Storage (under stairs & large furnace room)
- Pot lights
- Built-in storage
- Renovated 3-piece washroom

RENOVATIONS & UPGRADES

- Main floor kitchen, light oak flooring, pot lights (2023)
- Second floor: 2 bathrooms, flooring, custom doors, primary bedroom windows (2019)
- Lower level floors, pot lights, built-in shelving (2021)
- Lower level bathroom & Laundry Room (2013)
- Front bedroom windows (2013)
- Gas fireplace wall refacing (2023)
- Upper deck boards replaced (2026)
- Enclosed porch freshly painted (2026)

Offered for your consideration at: \$1,998,000

Annual Taxes: \$8,189.38 (2025 final taxes)

Legal Description: Plan 1789 PT LOT 101

Lot: 25 feet x 125 feet

Possession: TBA (60-90 days)

Parking: Mutual drive, rear parking for 1 vehicle.

Inclusions: Existing Stainless Steel GE Fridge, GE Monogram Stove, GE Dishwasher, White LG Front Load Washing Machine & Dryer, All Electrical light fixtures and window coverings. Backyard Shed.

Exclusions: All wall-mounted artwork & mirrors throughout.

Rentals: HWT RENTAL

THANK YOU FOR YOUR INTEREST!!

Laura Quinn, Sales Representative

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